PP APPROVAL RECORD

Planning Permission

Survey 57/2A2 and 3 more

Polichalur

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

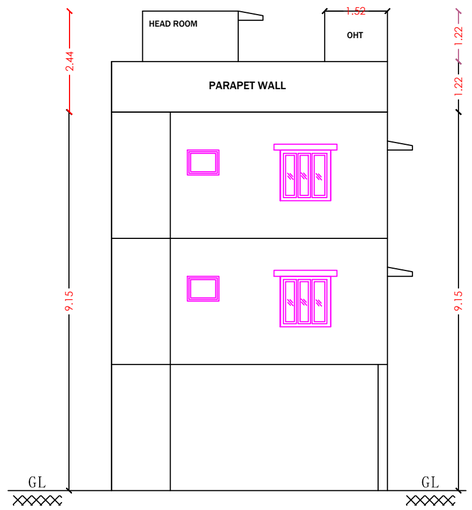
ISSUING AUTHORITY
Rural Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

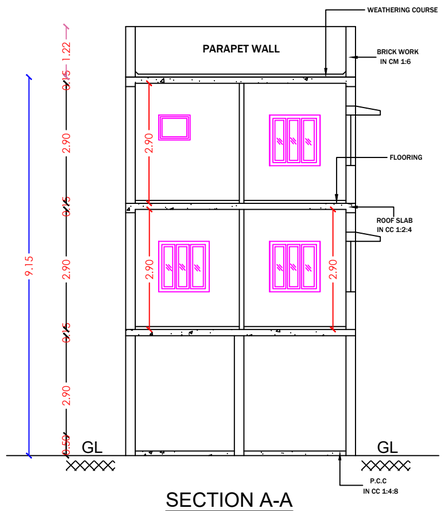
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING WITH ONE DWELLING UNIT AT PLOT NO. B2, S.NO. 57/2A2 & 57/2B2, PATTA NO. 14309, AS PER PATTA S.NO. 57/19 & 57/2B2A2A, POZHICHALUR VILLAGE, PALLAVARAM TALUK, CHENGALPETTU DISTRICT, ST.THOMAS MOUNT PANCHAYAT UNION LIMIT.

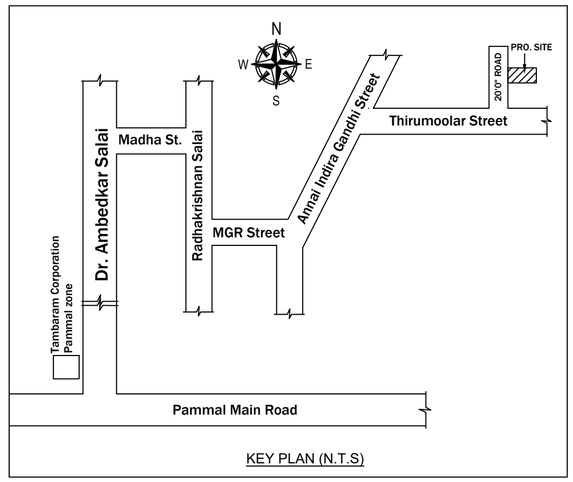
SUB-DIVISION APPROVAL DETAILS:
PLANNING PERMIT NO. : 1102/2023
D.DIS. NO. : 3269/2023
DATE : 29/12/2023



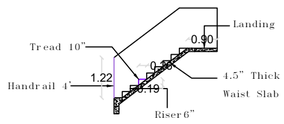
ELEVATION



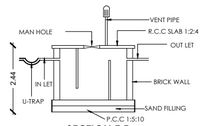
SECTION A-A



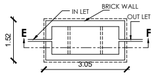
KEY PLAN (N.T.S)



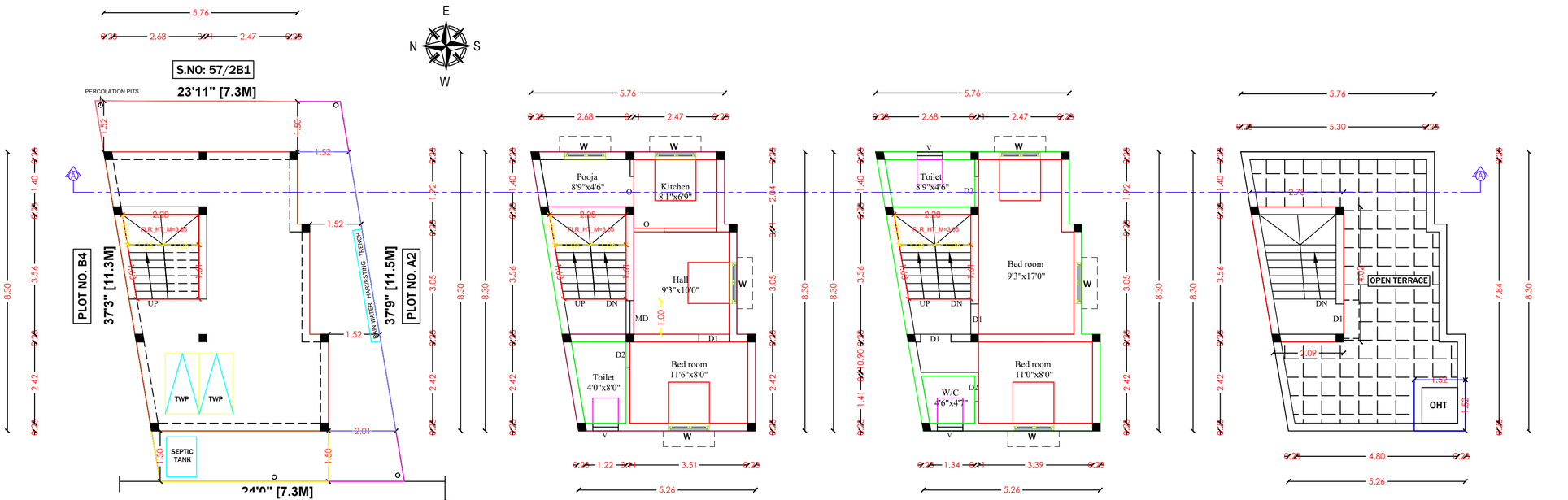
STAIRCASE DETAIL



SECTION E.F
SEPTIC TANK DETAIL



PLAN
PLAN OF SEPTIC TANK

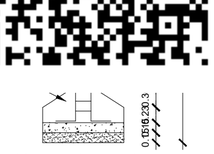


PRO. FIRST FLOOR PLAN

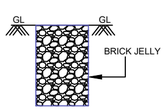
PRO. SECOND FLOOR PLAN

PRO. TERRACE FLOOR PLAN

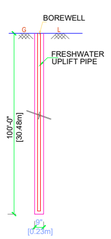
LT FLOOR PLAN

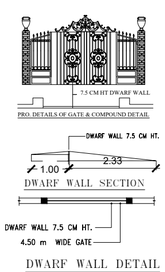


COLUMN FOUNDATION

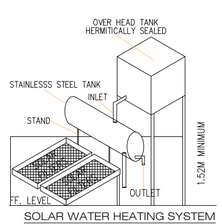


PERCOLATION PIT

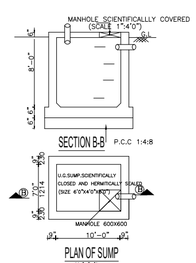




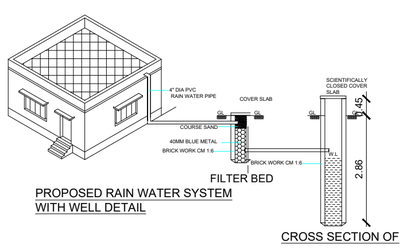
DWARF WALL DETAIL



SOLAR WATER HEATING SYSTEM



(1,2 & 3)



PROPOSED RAIN WATER SYSTEM WITH WELL DETAIL

CROSS SECTION OF WELL 4'0" DIA

SPECIFICATIONS:

* R.C.C FOUNDATION IN C.M 1:5 OVER 6" THICK P.C.C 1:5:10 OVER 6" THICK SAND FILLING.
* BASEMENT WITH BRICK WORK IN CM 1:5 OVER 6" THICK R.C.C TIE BEAM 1:2:4.
* TILES FLOORING OVER 4" THICK P.C.C 1:5:10 6" THICK SAND FILLING.
* 9' THICK BRICK WALL IN C.M 1:3.
* R.C.C ROOF SLAP 1:2:4 MIX 41/2" THICK.

AREA DETAILS:		SQ.FT	SQ.M
PLOT AREA (AS PER DOCUMENT)	:	898.00	83.42
PLOT AREA (AS PER PATTA)	:	893.40	83.00
SUPER IMPOSED AREA	:	893.40	83.00
PRO. FIRST FLOOR (FSI AREA)	:	492.02	45.71
PRO. SECOND FLOOR (FSI AREA)	:	492.02	45.71
TOTAL AREA (FSI AREA)	:	984.04	91.42
F.S.I	:	1.10	
PLOT COVERAGE	:	55.0%	
PRO. STILT FLOOR (NON-FSI AREA)	:	492.02	45.71
PRO. HEAD ROOM (NON-FSI AREA)	:	105.48	9.80

SCHEDULE OF JOINERY:

MD	DOOR	3'-3"X7'-0"	(1.00X2.13)
D1	DOOR	3'-0"X7'-0"	(0.91X2.13)
D2	DOOR	2-6"X7'-0"	(0.76X2.13)
W	WINDOW	4'-0"X4'-0"	(1.22X1.22)
V	VENTILATOR	3'-0"X2'-0"	(0.91X0.61)

COLOUR INDEX:

PROPOSED BUILDING
EXISTING ROAD
SITE BOUNDARY LINE

SCALE : (1: 100)

Mrs. RAJALAKSHMI PRABAKARAN
Mr. V PRABAKARAN

OWNER:

P.BALAMURUGAN B.Tech.,
REGISTERED ENGINEER
REG: 0616 2020
GREATER CHENNAI CORPORATION
DHAKSHAN PLANNERS
No.40 , Pillaiyar Koil Street
Manancherri , Kundrathur , Chennai-69
Mob: 98843 55069
Email : dhakshanplanners2022@gmail.com

REGISTERED ENGINEER:

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.